





**** CHARACTER PROPERTY ** 0.38 ACRE PLOT **
SELF-CONTAINED ANNEX ** DOUBLE GARAGE
WITH FLOOR ABOVE ** ESTABLISHED
WRAPAROUND GARDENS ****

A unique opportunity to acquire a rarely available character, four bedroom detached property, benefitting from a 0.38 acre plot. This bespoke detached family home, offers spacious living, boasting three large reception rooms, extended open plan living/dining kitchen with glass lantern and four double-sized bedrooms. A brief internal layout of the property comprises, reception hallway with stunning staircase, living room, office, store, dining room, breakfast kitchen with seating area, utility room, garden room, landing, four well proportioned bedrooms with four piece family bathroom.

There is a large driveway leading up to the detached annex and further timber framed garage outbuilding behind. The annex offers self-contained living for a dependant relative, with lounge, kitchen, bedroom and bathroom.

Viewings on this property are strictly by appointment only and can be arranged by contacting ABODE Estate Agents.



Hallway

With an original panel door entry leading into the reception hallway, featuring two UPVC double glazed windows to the front elevation, original Minton tiled flooring throughout, with an original balustrade staircase rising to the first floor landing, coving to ceiling, central heating, radiator, panel door entry leading to:

Lounge

Featuring dual aspect views to front and rear elevations with UPVC double glazed windows, the focal point of the room being the gas fireplace surround, coving to ceiling, two central heating radiators, and timber panelling to floor throughout.

Dining Room

With UPVC double glazed bay window to the rear elevation, central heating radiator, the focal point of the room being the original fireplace with a timber Adam style surround, TV aerial point, coving to ceiling and ceiling rose.

Office

With a UPVC double glazed window to the rear elevation, door leading to:

Storage

With an original hexagonal feature, frosted window to the front elevation, with access into loft space via loft hatch

Utility Room

With a UPVC double glazed frosted glass window to the side elevation, original hexagonal frosted window to the front elevation, panelled floor throughout, space for freestanding undercounter white goods, with roll top preparation work surfaces, and carved inset stainless steel sink and drainer, central heating radiator, low-level WC housing the Worcester Bosch central heating combination gas boiler.

Garden Room

With a panel flooring throughout, vaulted glass lantern to ceiling, with 3x UPVC double glazed windows to the side elevation, two further UPVC double glazed windows and two to rear, the focal point of the room features a gas burning fireplace, old school style central heating radiator and LED spot down lighting



Kitchen/Diner

With panelled flooring throughout, the kitchen features a range of matching base and eye level storage cupboards and drawers with drop edge preparation work surfaces and complementary tiling surrounding, space for freestanding appliances, and integrated appliances including a 1 1/2 ceramic sink with chrome mixer tap, integrated dishwasher, 5-ring Rangemaster gas range cooker with electric oven, LED spotlight into ceiling, UPVC double glazed window to the front elevation, opening leading to the seating area with two timber double glazed velux windows to ceiling, and UPVC double glazed sliding doors leading to the rear patio, door entry leads to:







Landing

With a UPVC double glazed window to the front elevation, smoke alarm, airing cupboard housing the hot water tank with eye level shelving, central heating radiator, door leading to a useful eaves storage space, panelled door entries lead to:

Master Bedroom

With a UPVC double glazed window to the rear elevation, central heating radiator, a range of built-in fitted wardrobes with mirrored sliding doors, comprising of hanging rails and shelving, spotlighting to ceiling.

Bedroom Two

With a UPVC double glazed window to the rear elevation, central heating radiator, pedestal wash basin, with tiled splashback, a range of built-in wardrobes and overhead storage space, comprising of hanging rails and shelving

Bedroom Three

With a UPVC double glazed window to the rear elevation, central heating radiator, pedestal wash basin with tiled splashback.

Bedroom Four

With a UPVC double glazed window to the front elevation, central heating radiator.

Family Bathroom

With a UPVC double glazed frosted glass window to the front elevation, timber double glazed window to ceiling, featuring a four piece bathroom suite, comprising of low-level WC with continental flush, pedestal wash hand basin with mixer tap, panelled bath unit with chrome tap fittings and showerhead attachment, corner shower cubicle with shower over and complementary tiling to wall coverings, access into loft space via loft hatch, timber panelling to lower half, central heating radiator.

ANNEX

Detached from the property is a self contained annex, having:

Kitchen

With 2x UPVC double glazed windows to front and side elevations, the kitchen features a range of matching base and eye level storage cupboards and drawers with wood block roll preparation worksurfaces, four ring electric hob oven/grill, 1 1/2 ceramic sink with chrome mixer tap, plumbing space for free standing under counter white goods and central heating radiator.

Lounge/Diner

With a UPVC double glazed sliding door to the side elevation, UPVC double glazed front entry door leading into, panelled flooring throughout, the focal point of the room being the electric feature fireplace with timber Adam style surround, access into loft space via loft hatch, smoke alarm, Thermostat, double doors lead to a useful storage cupboard housing the central heating combination gas boiler and consumer unit, central heating radiator, doors lead to:

Bedroom

With a UPVC double glazed window to the side elevation, central heating radiator.

Bathroom

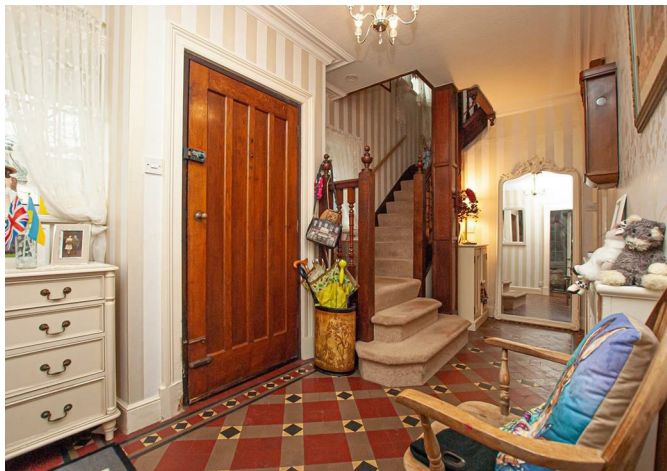
With a UPVC double glazed frosted glass window to the side elevation, featuring a three piece bathroom suite, comprising of low-level WC, with continental flush, pedestal, wash hand basin with mixer tap and tiled splashback, bath unit with showerhead attachment, central heating radiator.

Outside

The delightful established plot extends to approximately 0.38 acres in total comprising mainly lawns with mature borders and trees providing a good degree of privacy plus several seating areas ideal for entertaining. There is also a summerhouse and sheds.

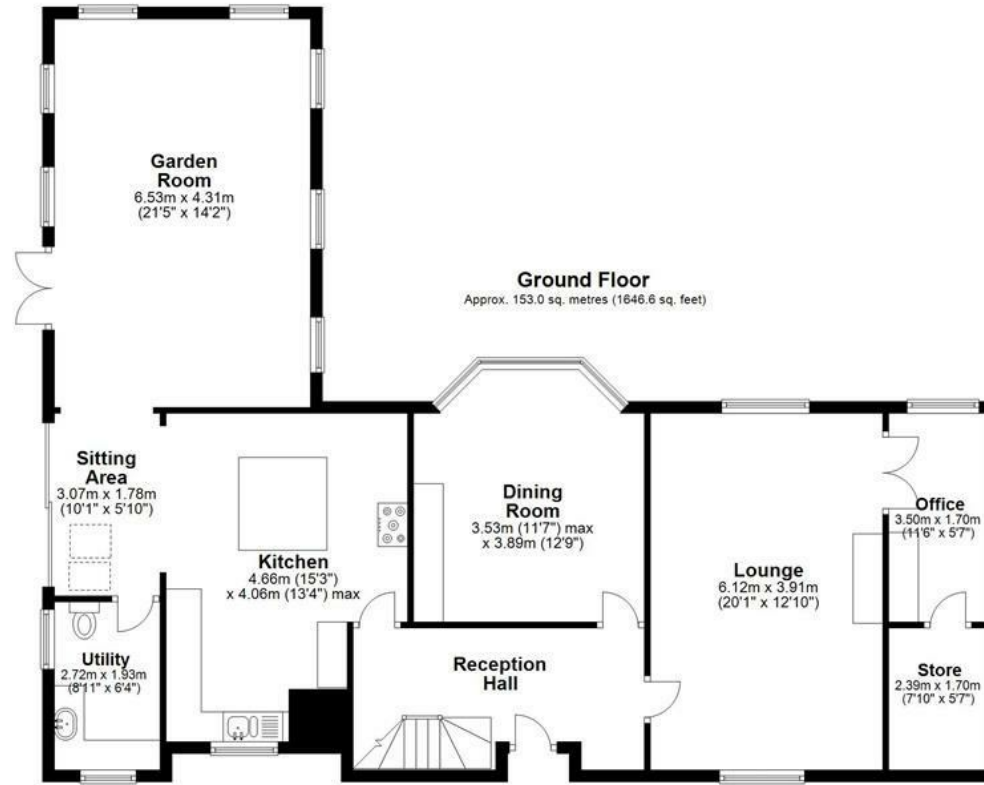
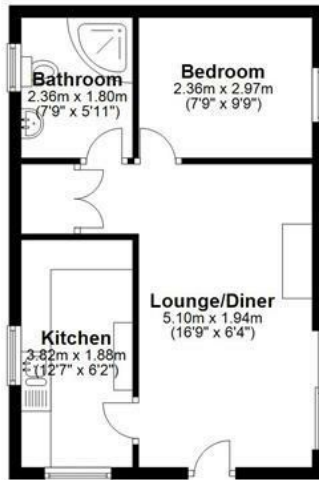
To the front is a driveway which provides off road parking for numerous vehicles leading to a detached timber constructed double garage (5.39m x 5.35m)

Please note we advise that one of the trees in the garden is subject to a Tree Preservation Order.

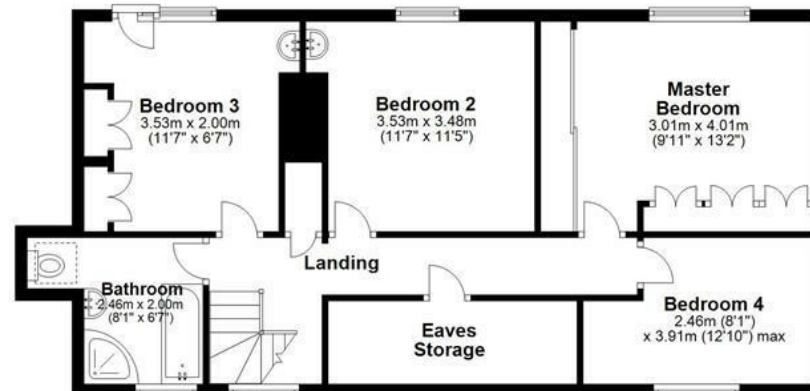


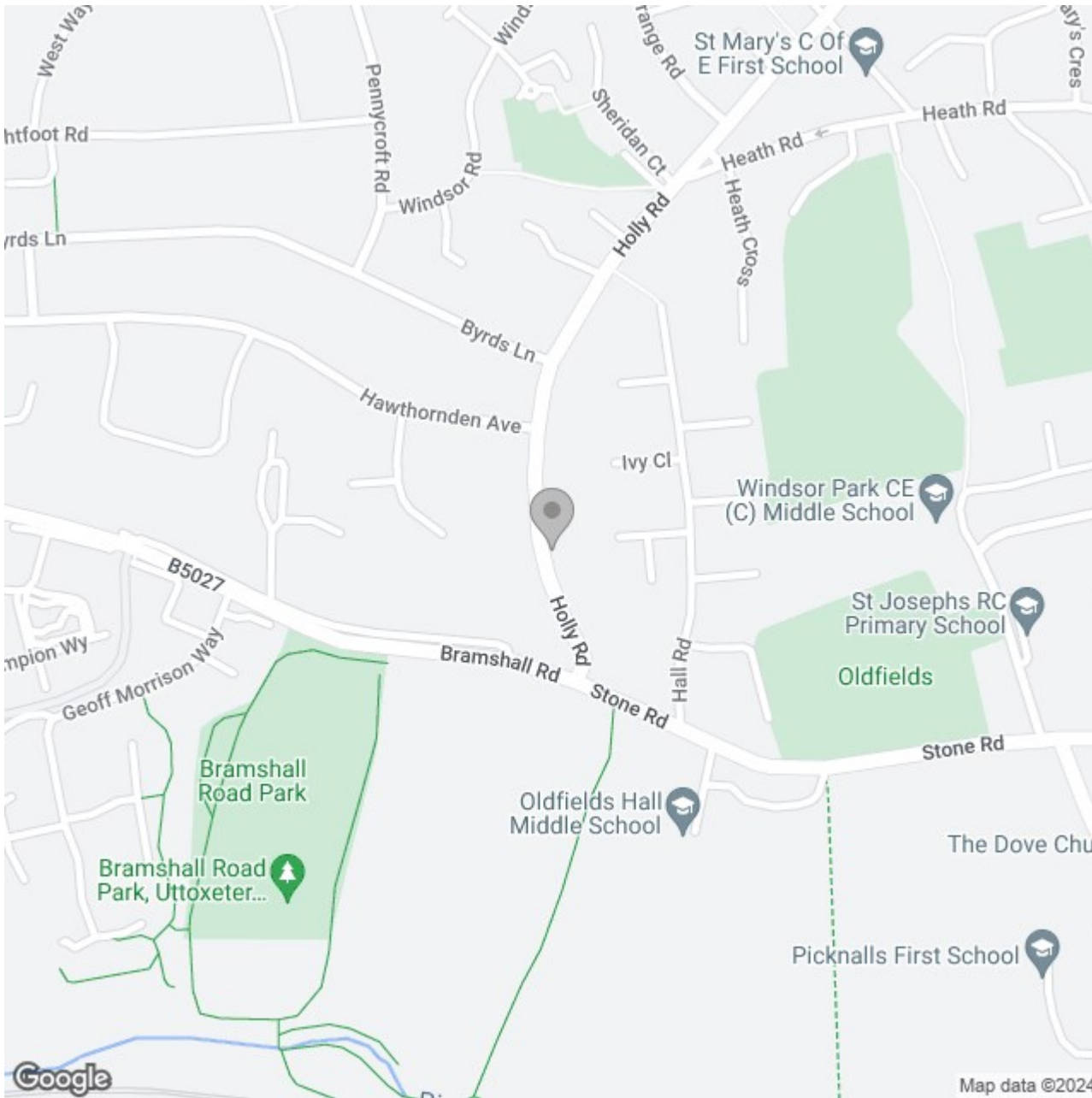






First Floor
Approx. 75.8 sq. metres (815.8 sq. feet)





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	